

प्रादेशिक योजना - नागपूर

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६ चे कलम २० (३) अन्वये
विकास नियंत्रण नियमात बदल करणेबाबतची
सूचना..

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२,

शासन निर्णय क्र. टिपीएस-२४०८/टाऊनशिप/प्र.क्र.२९६/०८/नवि-९

दिनांक: १२ डिसेंबर, २००८

शासन निर्णय:- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रांमध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)

कक्ष अधिकारी

प्रत माहितीसाठी

उपसचिव (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई -३२.

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी, नागपूर जिल्हा नागपूर

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

सहायक संचालक, नगर रचना, नागपूर शाखा, नागपूर

व्यवस्थापक शासकीय मुद्रणालय, नागपूर

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, नागपूर विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नागपूर विभाग, नागपूर व सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर यांना पाठवाव्यात)

✓ कक्ष अधिकारी, कार्यासन (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती-(नवि-९)

NOTICE

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.**

Date - 12.12.2008

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-2408/Township/CR-296/08/UD-9 : Whereas, as per the provisions of section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') the Government has sanctioned the Regional Plan for Nagpur District Region (hereinafter referred to as 'the said Regional Plan') vide Notification No.TPS-2496/1505/CR-273/UD-9, dated 6th May, 2000 which has come into force with effect from 15th July, 2000 ;

And whereas, Development Control Regulations for Special Townships (hereinafter referred to as 'the said Regulations') have been incorporated in the sanctioned Development control Regulations of the said Regional Plan (hereinafter referred to as 'the said Development Control Regulations') vide Government Notification No.TPS-2405/Nagpur R.P.D.C.R./UD-9, dated 17th February, 2006 ;

And whereas, the Government of Maharashtra is of the opinion that the certain Rules in the said Development Control Regulations should be modified as given in the table below: (hereinafter referred to as 'the said proposed modifications') by following the procedure laid down in subsection (2) of section 20 of the said Act.

Proposed Modifications

Rule No.	Existing Rule	Proposed Modified Rule.
5.	Development control Regulations Prevailing Development control Regulations of sanctioned Regional Plan shall be applicable mutadis mutandis except those expressly provided	Development Control Regulations. Development Control Regulations of Nagpur Municipal Corporation shall be applicable mutadis mutandis except those expressly provided in these Special Regulations except for the Townships which are fully or partly within 10 kms from Nagpur Municipal

	in these Special Regulations.	<p>Corporation limits. The Development Control Regulations of Nagpur Municipal Corporation shall be applicable alongwith existing Special Regulations, except following Regulations.</p> <p>Regulations of Nagpur Municipal Corporation.</p> <ol style="list-style-type: none"> 1) 6.5.2 - Discretionary Powers. 2) 15.1 - Open Spaces. 3) Appendix M - Land Use Classifications & uses permitted. 4) Appendix N.1 - Open Spaces and Area, Height Limitations in gaothan Areas (core sector) or similar Congested Area. 5) N 2.9 (1) - Additional F.S.I. in lieu of area required for road. 6) New Rule No.29 - Transfer of Development Rights (TDR) 7) Part - IV Table No.27 - Regarding accommodation of Reservations (land uses & manner of development)
5.1	<p>Special Township in Residential, Residential with Agricultural/No Development Zone</p> <p>(i) The total built up area/FSI of entire gross area of the Special Township in Residential</p>	<p>Special Township in Residential, Residential with Agricultural/No Development Zone</p> <p>(i) The total built up area/FSI of entire gross area of the Special township in Residential Zone will be 1.00. The FSI for Agriculture/No Development Zone, if any, included in Special</p>

	<p>Zone will be 1.00. The FSI for Agriculture Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.</p>	<p>Township shall be 0.5.</p> <p>Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye-laws as applicable. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.</p> <p>Provided that additional FSI upto 100% of the permissible FSI may be permitted for land under Agriculture/No Development Zone with previous approval of Government of Maharashtra subject to payment of premium at the rate of Rs. 500/- per sq.ft. or land as per prevailing Ready Reckoner, whichever is more.</p>
5.2 (i)	<p>Special Township in Residential, Residential with Agricultural/No Development Zone</p> <p>(i) Development of Special Township Project in agricultural Zone contained in Regional Plan shall be permissible subject to condition that 50% of the gross area of the project shall be kept</p>	<p>Special Township in Residential, Residential with Agricultural/No Development Zone</p> <p>(i) Development of Special Township Project in agricultural Zone contained in Regional Plan shall be permissible subject to condition that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up</p>

	<p>open while the project of Special Township shall be executed on the remaining 50% land with gross built up area / FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on part of the developer to provide and develop all the infrastructure facilities including site required for public purposes as per the prescribed the planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.</p>	<p>area / FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on part of the developer to provide and develop all the infrastructure facilities including site required for public purposes as per the prescribed the planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.</p> <p>Provided that additional FSI upto 100% of the permissible FSI may be permitted for land under Agriculture / No Development Zone with previous approval of Government of Maharashtra subject to payment of premium at the rate of Rs. 500/- per sq.ft. or land rate as per prevailing Ready Reckoner, whichever is more.</p>
5.3 (iii)	<p>The following shall not be included in covered area for built up area and FSI calculations as explain in 5.3 (iii) a, b, c</p>	<p>The Townships which are fully or partly within 10 kms from Nagpur Municipal Corporation limits, the Development Control Regulations of Nagpur Municipal Corporation shall be applicable. Elsewhere the following as explain in existing Rule No.5.3 (iii) a, b, c shall not be included in covered area</p>

		for built up area and FSI calculations.
5.3 (iii) d (III)	Notwithstanding anything contained in any other laws, rules, regulations or bye-laws in force, a balcony shall not be permitted to be enclosed.	<p>Balcony or balconies of a minimum width of 1.00 mtr. may be permitted free of FSI at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following conditions:-</p> <p>i) In non congested area no balcony shall reduce the marginal open space to less than 2 mtr. In congested area balcony may be permitted on upper floors projecting in front set backs except over lanes having width of 4.5 mtr. or less. No balcony shall be allowed on ground floor which shall reduced minimum required room set back or marginal open space. The width of the balcony will be measured perpendicular to the building line admeasured from that line to the balcony's outer most edge.</p> <p>ii) Balconies may be allowed to be enclosed, when enclosed one third of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.</p> <p>iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Municipal Commissioner / Chairman NIT from time to time.</p>

5.3 (iii) d (III)	Not with standing anything contained in any other laws, rules, regulations or bye-laws in force a balcony shall not be permitted to be enclosed.	<p>Balcony or balconies of a minimum width of 1.00 mtr. may be permitted free of FSI at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following conditions:-</p> <p>iii) No balcony shall reduce the marginal open space to less than 3 mtr. Balcony may be permitted on upper floors projecting in front set backs. No balcony shall be allowed on ground floor. Which shall reduced minimum required room set back or marginal open space. The width of the balcony will be measured perpendicular to the building line and measured from that line to the balcony's outer most edge.</p> <p>iv) Balconies may be allowed to be enclosed, when enclosed one third of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.</p> <p>iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Government from time to time.</p>
5.3(vii)	NIL	<p>The following new rule shall be added after rule No.5.3 (vi).</p> <p>(vii) Processing Fee, Development</p>

		Charges and premium for staircases, passages, balcony enclosures etc. as per sanctioned Development Control Regulations of Nagpur Municipal Corporation and premium for additional FSI shall be paid to Government. The premium amount shall be paid by Demand draft payable to Government through the Deputy Director of Town Planning, Nagpur Division, Nagpur.
5.3(viii)	NIL	The following new rule shall be added after Rule No.5.3 (vii) (viii) Govt. shall have powers to relax any of the rules/regulations for Development of Special Townships.

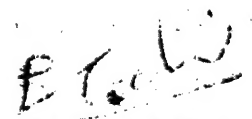
Now, therefore, in exercise of the powers conferred under sub-section (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions/objections, if any, to the said proposed modification from the general public in writing, with reasons thereof, within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. The suggestions/objection shall be addressed to the Deputy Director of Town Planning, Nagpur Division, Nagpur, old secretariate Building, Civil Lines, Nagpur, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government;

The suggestions/objections received by Deputy Director of Town Planning, Nagpur Division, Nagpur within the period of 60 (sixty) days from the date of publication of this notice in the M.G.G. shall only be considered.

- a) The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -
- i) The collector, Nagpur.

- ii) The Deputy Director of Town Planning, Nagpur Division, Nagpur.
- iii) The Assistant Director of Town Planning, Nagpur Branch, Nagpur.

By order and in the name of the Governor of Maharashtra.


(Pradeep Gohil)
Section Officer